

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - February 12, 1969

Appeal No. 9869 District of Columbia Government, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on February 12, 1969.

ORDERED:

That the appeal for permission to establish a community center at 545 - 7th Street, S.E., lot 800, Square 877, be denied rehearing or reconsideration.

FINDINGS OF FACT:

1. The subject appeal was heard by the Board of Zoning Adjustment at public hearing on January 15, 1969, and subsequently denied in executive session by the Board on January 21, 1969.

2. Appellant requests rehearing and/or reconsideration.

OPINION:


It is the opinion of this Board that no new evidence could be presented which was not or could not have been presented at the original public hearing under the subject appeal. The Board has reviewed all facts presented and affirms its original Order.

Rehearing and/or reconsideration are herewith denied.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:


CHARLES E. MORGAN
Secretary of the Board

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - January 15, 1969

Appeal No. 9869 D.C. Government, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on January 21, 1969.

ORDERED:

That the appeal for permission to establish a Community Center at 545 - 7th Street, S.E., lot 800, Square 877, be denied.

FINDINGS OF FACT:

1. Subject property is located in an R-4 District.
2. The property is improved with a 2-story brick structure known as the French School.
3. It is proposed to establish a Community Center containing the following services:
 - a. Instructional program involving carpentry, ceramics, sculpture, drawing, art, graphics, fine arts, clay modelling, music, dance and drama.
 - b. Recreation-physical fitness program which contemplates a full-scale recreation and physical fitness program and various sports such as softball, basketball, track and field, boxing, wrestling, and karate.
 - c. "Big Brother" program.
 - d. Community day care service for working mothers. This program is to offer nursing service, baby sitters, and a pre-school nursery with trained personnel.
 - e. Neighborhood legal services to afford free legal assistance and guidance to area residents.
 - f. It is anticipated that the center will institute a program in conjunction with the Smithsonian Institute whereby paintings and other objects of art are lent for exhibition.

g. Employment services. The center will maintain a central file and listing of job availabilities throughout the city for area residents. In addition it will give employment counselling and will actively solicit opportunities for employment.

h. An important aspect of the center will be its availability for use as a meeting site for area residents for their local clubs, etc.

4. The proposed staff will be of two types:

a. Paid professional; full time and part time.

b. Volunteer personnel; professional and other.

5. The full time staff will consist of the Director, a co-director for employment development, six community workers who will also concentrate on employment development and training, 15 community workers to supervise and oversee the other portions of the center's program, a secretary and a bookkeeper.

6. It is contemplated that the center will have 25 volunteer community workers; 5 persons per night, 7 days a week for an estimated 25 weeks.

7. Volunteer teaching personnel will consist of approximately 40 persons; 10 persons per night, 6 nights per week for an estimated 25 weeks.

8. The job development program will have 15 volunteers with 3 students for each volunteer. The total amount of volunteers - 90.

9. It is estimated that the total cost of designing, remodelling, and restoring the subject building so as to comply with applicable District of Columbia Building Code regulations, will be \$85,000. The operating expenses of the proposed center are estimated at \$73,290.

10. The area which the proposed center will serve is roughly estimated to be an area bounded on the north by Pennsylvania Avenue, on the west by North Carolina Avenue and First Street, and on the south and east by the Washington Navy Yard and the Anacostia River. The area of particular concentration will be the public housing facilities which are located south of the location of the proposed French School center.

11. The appellant is unable to provide parking as is required under Section 7202 of the Zoning Regulations.

12. All statistics quoted by appellant are taken from the 1960 U.S. Census Report.

13. Opposition to the granting of this appeal was registered at the public hearing.


OPINION:

It is our opinion that the proposed use is a community service center as that term is defined in the Zoning Regulations and is so located and the activities therein will be such that it is likely to become objectionable to adjoining and nearby property because of noise, traffic and other objectionable conditions. We are further of the opinion that the nature of this project is such that the subject premises are not reasonably necessary and convenient to the neighborhood which it proposes to serve, therefore, the appeal is denied.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:


CHARLES E. MORGAN
Secretary of the Board